

**CITY OF PROVIDENCE  
PUBLIC NOTICE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903  
MAY 8, 2007**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, May 22, 2007 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**The following members heard and continued the following cases for decision:**

**KELLY, WOLF, STROTHER, VARIN & UNDERWOOD**

**CESAR LOSADA: 1015 Branch Avenue, Lot 209 on the Tax Assessor's Plat 78 located in a Residential R-G General Residence Zone; to be relieved from Sections 304, 417 and 703.2 in the proposed conversion of the existing garage into a single-family dwelling. The existing three-family structure will remain unchanged. The applicant**

is requesting a **DIMENSIONAL VARIANCE** relating to the side and rear yard setback requirements for the new dwelling unit, the lot area per dwelling unit requirement, whereby, in this instance the subject property is 1200 square feet short of the land area required for the additional residential unit, and said new dwelling unit would create a second main structure of the lot, which is not permitted by Section 417. Further relief is sought from the parking requirement, whereby this proposal requires 5 parking spaces, 2 spaces would be provided. The lot in question contains approximately 4,000 square feet of land area.

**2 EUCLID, LLC, OWNER AND CHIPOTLE MEXICAN GRILL, APPLICANT:**

2 Euclid Avenue and 257 Thayer Street, Lot 104 on the Tax Assessor's Plat 13 located in a Commercial C-2 Zone; to be relieved from Sections 303-use code 57.1, 305 (footnote 10), 406.1 and 703.2 in the proposed construction of a new restaurant without liquor license. The existing structure would be demolished. A restaurant is a permitted use in the C-2 district only when restricted to 2500 square feet of gross floor area. The applicant proposes 3300 sq. ft. of gross floor area and therefore requests a **SPECIAL USE PERMIT**. Further, the applicant seeks a **DIMENSIONAL VARIANCE** from Section 305 (footnote 10), which requires that the building lines at street level shall be coincident with the lot line without setback. At the Euclid Avenue frontage the building would be set back 13.8 feet. Section 703.2 governs the parking provisions, which require one parking

space for every 4 seats. The new restaurant would have 74 seats, thus requiring 19 parking spaces, the proposed construction allows for no on-site parking. The lot in question contains approximately 2,738 square feet of land area.

**REQUEST FOR SECOND SIX-MONTH EXTENSION PURSUANT TO SECTION 906:**

**BROWN & IVES LAND COMPANY, LLC, OWNER AND THE ASPEN GROUP, INC., APPLICANT:** 21 East River Street, Lot 483 on the Tax Assessor's Plat 15 located in a Waterfront Commercial/Residential W-1 Zone; to be relieved from Sections 307, 412, and 420.2 in the proposed construction of an eight-story multi-family residential building containing 74 dwelling units with structured parking. The applicant is requesting a dimensional variance and seeks relief from regulations governing the maximum height restriction, which is three-stories at 45 feet, the applicant proposes eight-stories at 106 feet; regulations governing roof structures, whereby, the proposed roof structures would not exceed 50 percent of the roof area, regulations limit roof structures to cover not more than 33 percent of the roof area; and the lot coverage restriction, which is 40 percent, the new structure would occupy no more than 55 percent of the lot. The lot in question contains approximately 88,973 square feet of land

area.

**M & M INVESTMENT CORPORATION, MARTIN MENDEZ, OWNER AND APPLICANT:** 961-963 Douglas Avenue, Lot 100 on the Tax Assessor's Plat 102 located in a Residential R-2 Two-Family Zone; to be relieved from Section 304 in the proposed subdivision of lot 100 into 2 new lots. The applicant proposes to demolish an existing two-car garage and create a new lot containing 6,002 square feet of land area upon which a new 54' x 26' two-family dwelling would be constructed south of the existing two-family structure. A second new lot also containing 6,002 square feet in area would be created upon which the existing two-family dwelling would remain unchanged at 961-963 Douglas Avenue. The applicant is requesting a dimensional variance for the proposed new lot where the existing two-family dwelling sits, whereby the frontage provision for the R-2 district requires 50 feet and the proposal provides for 48'2" of frontage. The lot in question currently contains approximately 12,004 square feet of land area.

**KIPLIN CLEMETSON:** 318 Swan Street, Lots 204 & 205 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 704.2(A) pursuant to Section 200 in the proposed construction of 39'6" x 26' addition to the existing single-family dwelling for a garage and breezeway. The applicant is requesting a dimensional variance relating to regulations governing side & rear yard setbacks and the width of the driveway. The lots in

**question together total approximately 8,100 square feet of land area.**

**JOHN R. SAHAGIAN & GRACE SAHAGIAN, OWNERS: 153-155 William Street, Lot 623 on the Tax Assessor's Plat 16 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.5 and 304 in the proposed construction of a 210 square foot addition to the first floor of this existing three-family structure. The addition would provide for a new bedroom. The applicant is requesting a use variance in order to expand this legal nonconforming use and a dimensional variance from provisions governing side yard. The lot in question contains approximately 5,769 square feet of land area.**

**7:00 P.M.**

**ESSEX RICHMOND II, LLC AND ESSEX RICHMOND III, LLC: 281 Pitman Street a/k/a 3 Richmond Square and 291 East George Street, Lots 6 & 451 on the Tax Assessor's Plat 15 located in a Waterfront W-1 Zone; to be relieved from Sections 303-use code 14, 420.2, 307 and 1000.109 in the proposed demolition of the existing building on lot 451 and the construction of two new buildings containing 41 residential units with accessory parking. The proposed use is permitted within the W-1 district; the applicant is requesting a dimensional variance relating to regulations governing the height restriction. The lots in question together total approximately 90,763 square feet of land area.**

**ESSEX RICHMOND II, LLC: 392 Waterman Street (a/k/a 4 Richmond Square), Lot 340 on the Tax Assessor's Plat 15 located in a Waterfront W-1 Zone; to be relieved from Section 307 in the proposed construction of a 848 square foot first floor deck at the rear of the existing restaurant, overlooking the Seekonk River. The applicant is requesting a dimensional variance from the rear yard setback and lot coverage provisions. The lot in question contains approximately 6,480 square feet of land area.**

**AMT HOLDINGS, LLC, OWNER & APPLICANT AND SIENA, INC., LESSEE:**

**236-238 Atwells Avenue, Lot 644 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone; to be relieved from Sections 303-use code 57.1, 305.1(8) and 703.2 pursuant to Section 200 in the proposed expansion of the existing restaurant by constructing a single-story, 21' x 31'10" addition at the southeast corner of the building. The applicant is requesting a special use permit in order to expand the restaurant beyond the maximum permitted floor area of 2500 square feet. Further, the proposal seeks to increase the seating capacity to 135 seats, thereby requiring 33 parking spaces, this request provides for no on-site parking. The lot in question contains approximately 4,103 square feet of land area.**

**BARRISTERS HALL, LLC: 31 Brighton Street & 362 Broadway, Lots 13 & 3 on the Tax Assessor's Plat 32 located in a Residential R-3**

**Three-Family Zone (Lot 13) and a Residential Professional R-P Zone and Broadway Historic District (Lot 3); to be relieved from Section 303-use code 46 pursuant to Section 200 in the proposed conversion of the structure on lot 13 (31 Brighton St.) from a single-family residence to a professional office related to the use at 362 Broadway. The applicant is requesting a use variance (lot 13) for the office within the R-3 district. This proposal meets the parking requirement. The lots in question together total approximately 20,120 square feet of land area.**

**WILLIAM CROZIER AND MIRANDA RUSSELL: 46 Dike Street, Lot 334 on the Tax Assessor's Plat 35 located in a Heavy Commercial C-4 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed change in the use of the existing building from a cabinet making shop and artist studio to an architectural office and one additional office. The proposed uses are permitted within the C-4 district; the applicant is requesting a dimensional variance relating to the parking provisions, whereby 10 parking spaces are required, 4 existing parking spaces are provided on-site. The lot in question contains approximately 7,256 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE**

**OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY  
(401) 421-7740 EXT. 376**